

# Memorandum



**Date:** July 07, 2005

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

Agenda Item No. 8(F)(1)(F)

**From:** George M. Burgess  
County Manager

**Subject:** Sale of County-Owned Properties  
Folio Numbers: 01-0110-090-1120 & 01-0111-020-1080  
Location: 395 NW 1 Street and 25 NW North River Drive

**This item reflects the amendment approved at the June 16, 2005 Internal Management and Fiscal Responsibility Committee, authorizing the sale of the CAA property to a county entity or to the public via competitive bidding for a mixed use project that will include affordable housing and which may include the use of HOME, SHIP and Surtax funds.**

## **RECOMMENDATION**

It is recommended that the Board declare the following County-owned properties surplus for the development of a mixed-use project which will include affordable housing.

It should be noted that this is one of six action items on today's agenda which are solely dependent on each other. There are a series of actions addressed by the items which rely on each other (lease of Overtown II is necessary to relocate 140 West Flagler tenants and CAA to allow the State Attorney and the Courts to consolidate their Child Support Enforcement Program into 140 West Flagler, etc.) Should any one of the six not be approved by the Board, all the items would have to be withdrawn and approvals sought at another time for items pertaining to the continuing development of Overtown I and the leases for the Florida State Attorney's Office, the Clerk of the Courts and the Administrative Office of the Courts at 100 South Biscayne Blvd.

**MANAGING DEPARTMENT:** General Services Administration (GSA)

**FOLIO NUMBERS:** 01-0110-090-1120 (30,150 Square Feet)  
01-0111-020-1080 (15,798 Square Feet)

**LOCATION:** 395 NW 1 Street  
25 NW North River Drive

**DATE ACQUIRED:** Conveyed to Miami-Dade County via Warranty  
Deed OR 10758-152 on April 29, 1980.

**ZONING:** C-1 (Restricted Commercial)

**ASSESSED VALUE:** \$2.26 million  
(comparable sales in the area value the property at \$4,135,320)

**DESCRIPTION:** The subject properties are located in the City of Miami. The property located at 395 NW 1 Street has a building that has approximately 27,572 square feet which houses the Community Action Agency's (CAA) administrative offices, and the property located at 25 NW North River Drive is a vacant lot presently used as a parking lot for CAA.

JUSTIFICATION:

The Community Action Agency needs to modernize and centralize an operation that is presently scattered about in four locations, many with unsuitable accommodations. To house CAA and other departments, GSA has negotiated a lease for a second tower with the developers of Overtown Transit Village.

In response to the Board's expressed desire to increase the affordable housing opportunities available in our community, I am recommending that the current CAA property be considered for that purpose. I concur with the amendment approved by the Internal Management and Fiscal Responsibility Committee on June 16, 2005, which authorizes the sale to a county entity or to the public via competitive bidding for a mixed use project that will include affordable housing and which may include the use of HOME, SHIP and Surtax funds. Because we do not anticipate vacating this property for at least two years, in the interim staff will evaluate the various options available for developing affordable housing and determine which opportunity is in the best interest of the County. Any proposed sale and development will be presented to the Board for a final decision.

  
Assistant County Manager




# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** July 7, 2005

**FROM:**   
Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(1)(F)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)(F)  
07-07-05

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTIES LOCATED AT 395 NW 1 STREET AND 25 NW NORTH RIVER DRIVE; AUTHORIZING THE SALE OF SAME TO A COUNTY ENTITY OR THE PUBLIC VIA COMPETITIVE BIDDING FOR A MIXED USE DEVELOPMENT INCLUDING AFFORDABLE HOUSING; DIRECTING THE COUNTY MANAGER TO PRESENT TO THE BOARD ANY PROPOSED SALE AND DEVELOPMENT FOR FINAL DECISION

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in Exhibits A and B, copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board, pursuant to Section 125.33, Florida Statutes, hereby declares surplus County-owned property located at 395 NW 1 Street and 25 NW North River Drive, in Miami-Dade County, and legally described in Exhibit A attached hereto; authorizes the sale to a county entity or to the public via competitive bidding for a mixed use project that will include affordable housing and which may include the use of Home, Ship and Surtax funds; and directs the County Manager to present to the Board any proposed sale and development for final decision.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of July, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency.

Thomas Goldstein

By: \_\_\_\_\_  
Deputy Clerk

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**LEGAL DESCRIPTIONS**

LOTS 15 TO 18 INCL LESS E 20 FT OF LOT 18 BLOCK 109,  
MIAMI NORTH, according to the Plat thereof recorded in Plat  
Book B at Page 41 of the Public Records of Miami-Dade County,  
Florida.

Folio No. 01-0110-090-1120

LOT 7 LESS BRDG R/W & LOT 8 LESS ST & N 1/2 OF LOT  
9 BLOCK 112, MIAMI NORTH, according to the Plat thereof  
recorded in Plat Book B at Page 41 of the Public Records of  
Miami-Dade County, Florida

Folio No. 01-0111-020-1080

EXHIBIT A

Instrument prepared under the direction of  
Thomas Goldstein, Assistant County Attorney:  
111 N.W. 1 Street, 28 Floor  
Miami, Florida 33128-1907

Folio No.: 01-0111-020-1080

## COUNTY DEED

THIS DEED, made this            day of            , 2005 A.D. by MIAMI-DADE COUNTY, FLORIDA,  
a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark  
Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and ,            party  
of the second part, whose address is            , Florida .

### *WITNESSETH:*

That the said party of the first part, for and in consideration of the sum  
of Dollars and no/100 (\$            ) to it in hand paid by the party of the second part, receipt whereof is  
hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs  
and assigns forever, the following described land lying and being in Dade County, Florida:

LOT 7 LESS BRDG R/W & LOT 8 LESS ST & N1/2 OF LOT 9 BLOCK 112,  
MIAMI NORTH, according to the Plat thereof recorded in Plat Book B at Page  
41 of the Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of the County and its Board of County Commissioners in the  
property herein described and shall not be deemed to warrant the title or to represent any state of facts  
concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed  
in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year  
aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

Approved for legal sufficiency. \_\_\_\_\_

The foregoing was authorized and approved by Resolution No. R-\_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.



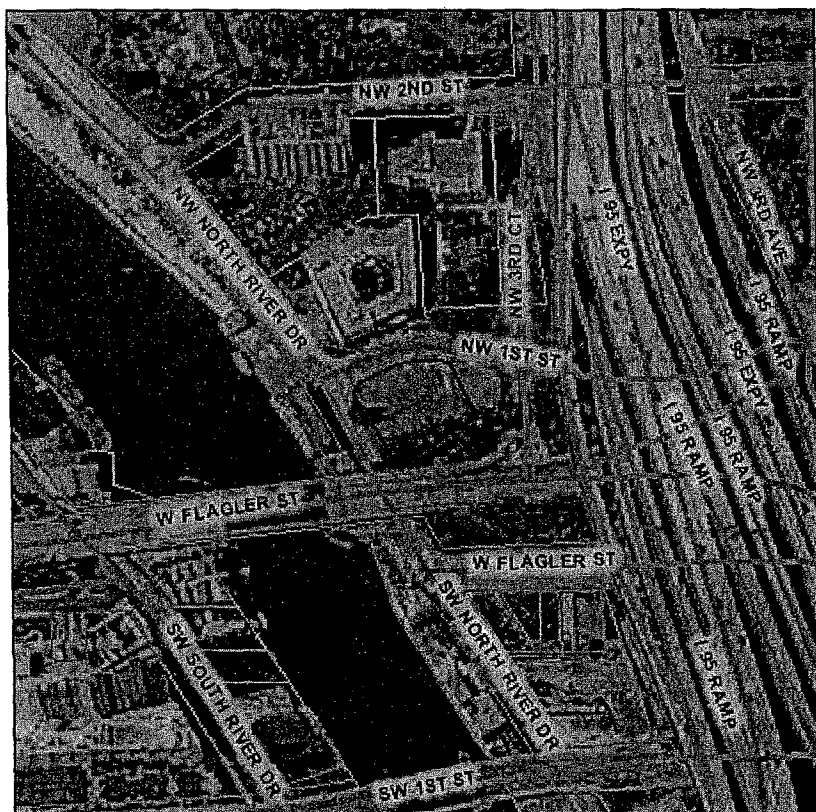
# My Home

Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

## Property Information Map



Aerial Photography - AirPhoto USA 2004

0 118 ft

This map was created on 4/7/2005 6:44:01 AM for reference purposes only.

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Close

### Summary Details:

Folio No.:	01-0111-020-1080
Property:	25 NW NORTH RIVER DR
Mailing Address:	MIAMI DADE COUNTY COMMUNITY ACTION AGENCY 375 NW 1 ST MIAMI FL 33128-1629

### Property Information:

Primary Zone:	4800 OFFICE
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	15,798 SQ FT
Year Built:	1964
Legal Description:	MIAMI NORTH PB B-41 LOT 7 LESS BRDG R/W & LOT 8 LESS ST & N1/2 OF LOT 9 BLK 112 LOT SIZE 15798 SQ FT

### Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

### Assessment Information:

Year:	2004	2003
Land Value:	\$394,950	\$394,950
Building Value:	\$23,391	\$23,391
Market Value:	\$418,341	\$418,341
Assessed Value:	\$418,341	\$418,341
Total Exemptions:	\$418,341	\$418,341
Taxable Value:	\$0	\$0

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Instrument prepared under the direction of  
Thomas Goldstein, Assistant County Attorney:  
111 N.W. 1 Street, 28 Floor  
Miami, Florida 33128-1907

Folio No.: 01-0110-090-1120

## COUNTY DEED

THIS DEED, made this            day of            , 2005 A.D. by MIAMI-DADE COUNTY, FLORIDA,  
a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark  
Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and ,            party  
of the second part, whose address is            , Florida .

### *WITNESSETH:*

That the said party of the first part, for and in consideration of the sum  
of Dollars and no/100 (\$            ) to it in hand paid by the party of the second part, receipt whereof is  
hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs  
and assigns forever, the following described land lying and being in Dade County, Florida:

LOTS 15 TO 18 INCL LESS E20FT OF LOT 18 BLOCK 109, MIAMI  
NORTH, according to the Plat thereof recorded in Plat Book B at Page 41 of the  
Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of the County and its Board of County Commissioners in the  
property herein described and shall not be deemed to warrant the title or to represent any state of facts  
concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed  
in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year  
aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

Approved for legal sufficiency. \_\_\_\_\_

The foregoing was authorized and approved by Resolution No. R-\_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**

**MIAMI-DADE**

**Property Information Map**



Aerial Photography - AirPhoto USA 2004

0 — 124 ft

This map was created on 4/7/2005 6:44:31 AM for reference purposes only.

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Close

**Summary Details:**

Folio No.:	01-0110-090-1120
Property:	395 NW 1 ST
Mailing Address:	MIAMI DADE COUNTY COMMUNITY ACTION AGENCY 375 NW 1 ST MIAMI FL 33128-1629

**Property Information:**

Primary Zone:	4800 OFFICE
CLUC:	0045 PUBLIC ADMINISTRATION
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	27,572
Lot Size:	30,150 SQ FT
Year Built:	1955
Legal Description:	MIAMI NORTH PB B-41 LOTS 15 TO 18 INCL LESS E20FT OF LOT 18 BLK 109 LOT SIZE 30150 SQUARE FEET OR 10758-158 0480 3

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2004	2003
Land Value:	\$753,750	\$753,750
Building Value:	\$1,094,955	\$1,054,432
Market Value:	\$1,848,705	\$1,808,182
Assessed Value:	\$1,848,705	\$1,808,182
Total Exemptions:	\$1,848,705	\$1,808,182
Taxable Value:	\$0	\$0